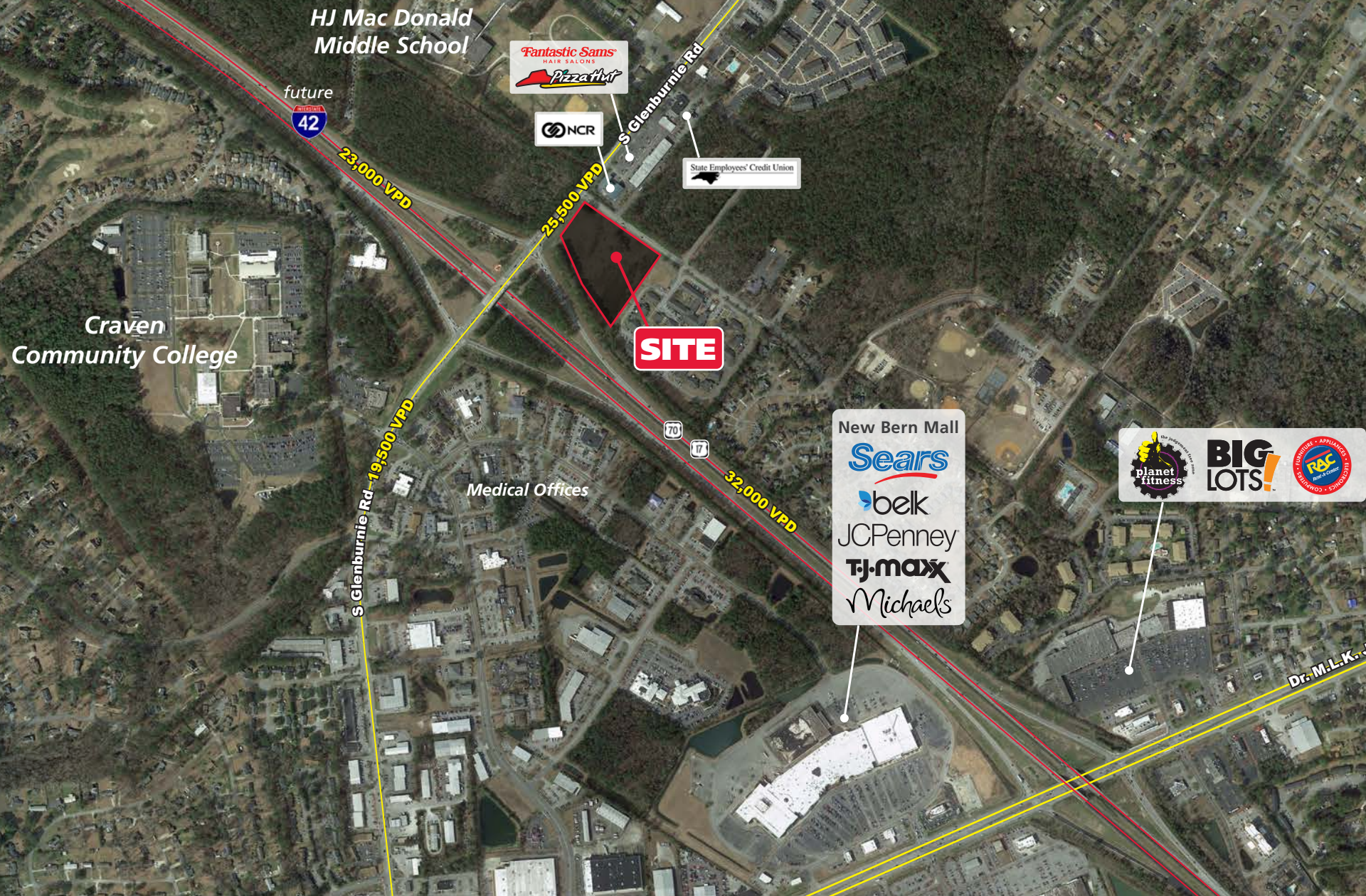


HIGHWAY RETAIL DEVELOPMENT

US HWY 70 & GLENBURNIE ROAD | NEW BERN, NC | 28562



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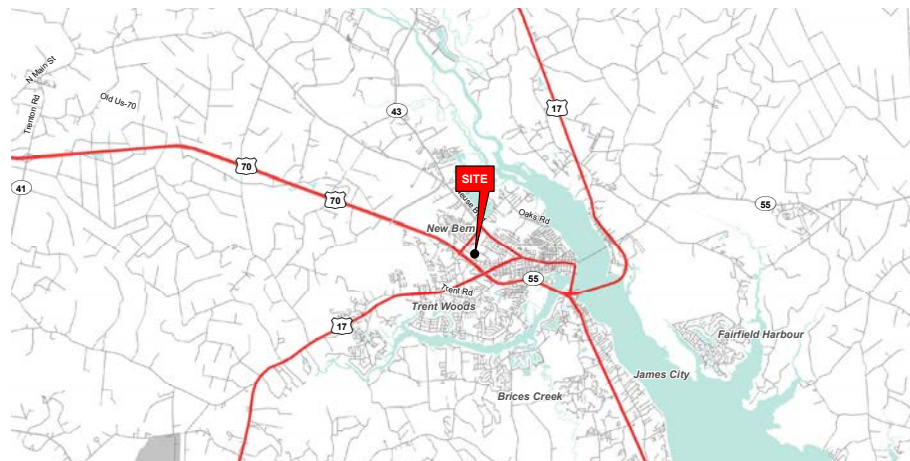


PROPERTY / LEASING INFORMATION

Proposed retail development at the interchange of US 70 (future I-42) and Glenburnie Road in New Bern, NC

PROPERTY HIGHLIGHTS

- US 70 being upgraded to I-42
- High profile highway interchange
- Retail, hotel and medical pads available for lease or build-to-suit
- 1/4 mile from Craven Community College
- Located within one mile of these major retailers: Target, Belk, Walmart, Lowes, Hobby Lobby, Academy Sports, TJ Maxx, Ross, Homegoods, Publix, and the largest Harris Teeter in the chain.
- Traffic Counts on US 70 (future I-42): 32,000 VPD
- Traffic Counts on Glenburnie Road: 25,500 VPD



CONTACT

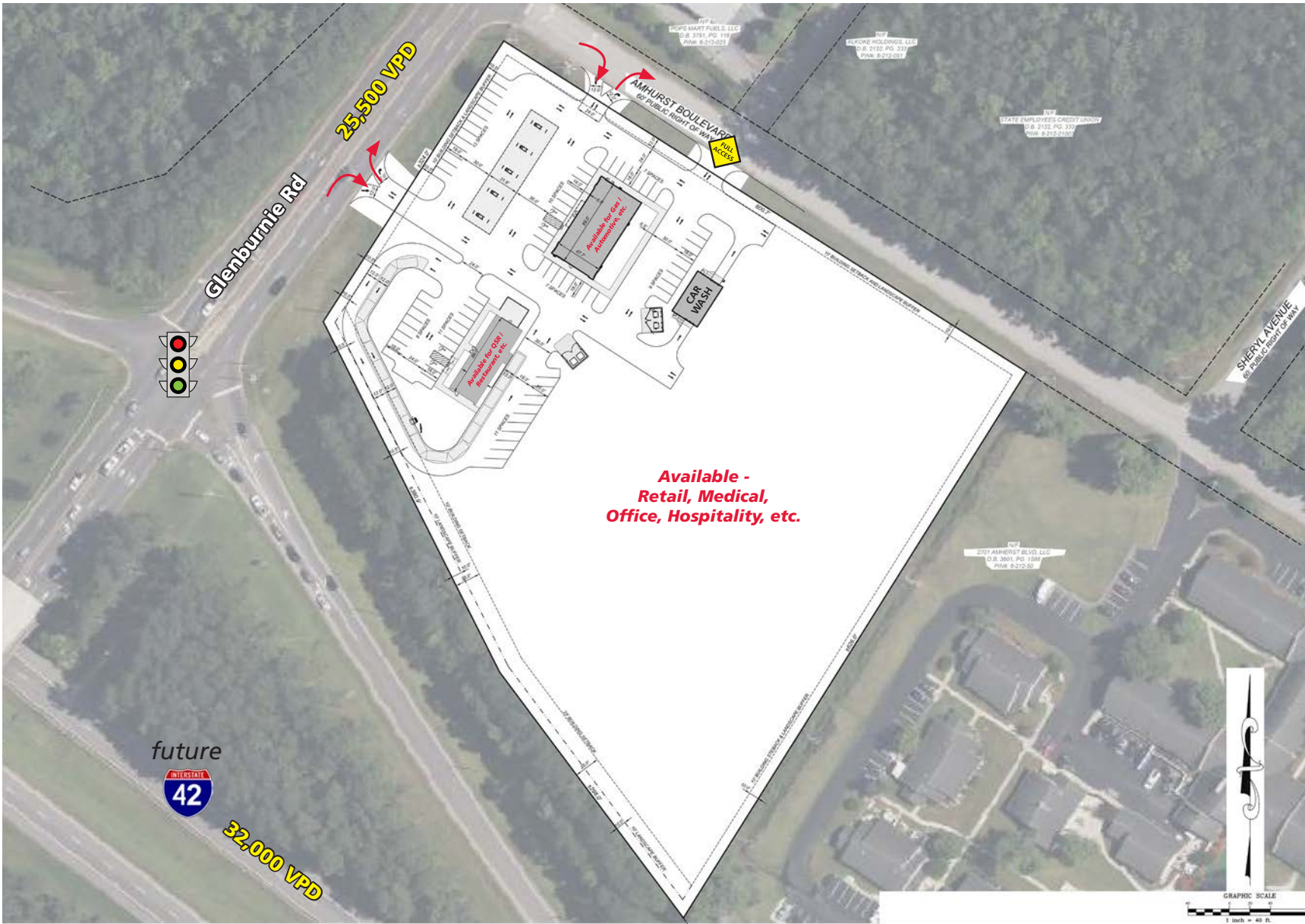
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DEMOGRAPHICS (2023)	3 MILE	5 MILE	7 MILE
POPULATION	29,805	43,375	50,805
AVERAGE HH INCOME	\$93,127	\$96,951	\$97,941
MEDIAN HH INCOME	\$63,294	\$68,902	\$70,461
BUSINESS ESTABLISHMENTS	1,650	2,360	2,560
DAYTIME EMPLOYMENT	15,599	21,720	23,706



* 3 MILE RADIUS

\$2,606
MONTHLY RETAIL
EXPENDITURE*



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